

## 11. 2011Z-004PR-001 (renamed 2011SP-015-001)

### 2905 & 2907 ELM HILL PIKE

Map 108-02, Parcel(s) 078-079

Council District 14 (James Bruce Stanley)

Staff Reviewer: Greg Johnson

A request to rezone from R10 to CL district properties located at 2905 and 2907 Elm Hill Pike, approximately 2,480 feet east of Donelson Pike (1.82 acres), requested by Barge Cauthen & Associates Inc., applicant, Metropolitan Nashville Airport Authority, owner.

**Staff Recommendation: APPROVE**

### APPLICANT REQUEST - Zone change from Residential to Commercial

**Zone Change** A request to rezone from One and Two Family Residential (R10) to Commercial Limited (CL) district properties located at 2905 and 2907 Elm Hill Pike, approximately 2,480 feet east of Donelson Pike (1.82 acres).

### Existing Zoning

R10 District - R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

### Proposed Zoning

CL District - Commercial Limited is intended for retail, consumer service, financial, restaurant, and office uses.

### CRITICAL PLANNING GOALS N/A

### DONELSON-HERMITAGE COMMUNITY PLAN

**Commercial Mixed Concentration (CMC)** CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

**Natural Conservation (NCO)** NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

**Consistent with Policy?** Yes. The proposed Commercial-Limited zoning is consistent with both CMC and NCO policies and is an acceptable zoning classification for these policies. CMC policy allows for most types of commercial land uses along arterial roads, including the commercial uses allowed in CL zoning.

NCO policy recommends low-intensity development, and is present for a portion of the subject site because it is located in the floodplain. CL zoning limits individual tenants to a building size maximum, limiting the amount of building intensity allowed on the site. Within the application, the applicant states specifically that the zone change is requested to construct a parking lot for a nearby office building. Any future development will be required to comply with the requirements of the Floodplain Overlay District.

**PUBLIC WORKS RECOMMENDATION** A Traffic Impact study may be required at development.

### Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.82	4.63 D	8 L	77	6	9

### Typical Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.82	0.172 F	13,636 SF	288	39	39

Traffic changes between typical: **R10** and proposed **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+211	+33	+30

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.82	4.63 D	8 L	77	6	9

Maximum Uses in Proposed Zoning District: **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (710)	1.82	0.6 F	47,567 SF	753	104	133

Traffic changes between maximum: **R10** and proposed **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+676	+98	+124

**METROPOLITAN HISTORICAL COMMISSION RECOMMENDATION** This property is adjacent to the Buchanan Cemetery, which is associated with the National Register-listed James Buchanan House and has burials as far back as the 1830s-1840s. We would advise the applicant and owner to consult with the Buchanan Memorial Association about future plans for the site (contact information available through the Buchanan Log House: [www.buchananloghouse.com/james-buchanan-cemetery](http://www.buchananloghouse.com/james-buchanan-cemetery)).

**STAFF RECOMMENDATION** Staff recommends approval of the proposed CL zoning district because it is consistent with the CMC and NCO land use policies.

Mr. Johnson presented the staff recommendation of approval.

Seth Sparkman of Barge Cauthen & Associates spoke in support of staff recommendation.

Dan Barge of Barge Cauthen & Associates spoke in support of staff recommendation.

Councilmember Stanley spoke in favor of staff recommendation, promising that he will amend this bill on 3<sup>rd</sup> reading at Council to SP for this site to allow for parking only.

Tom McNeil, 401 Leake Avenue, spoke in support of staff recommendation.

Louan Brown, 3071 Elm Hill Pike, stated that she is neither for nor against but wanted to note that this is not for airport expansion, this is for noise relief.

Susan Floyd, Waterbrook Drive, spoke against CL zoning and inquired if the Airport Authority be paying taxes as they do not right now.

**Dr. Cummings moved and Mr. Gee seconded the motion to close the Public Hearing. (6-0)**

Ms. LeQuire asked if SP is the correct way to go and should this item be deferred.

Councilmember Gotto clarified that Councilmember Stanley will take very good care of this bill and that it will be amended to SP zoning at Council. Through the SP zoning it will only be able to be used as a parking lot and he does not see any need to defer.

**Ms. LeQuire moved and Mr. Gee seconded the motion to disapprove CL zoning and approve SP with**

conditions. (6-0)

**Resolution No. RS2011-74**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2011Z-004PR-001 is **DISAPPROVED CL; APPROVE SP** which will address archeological and historical issues related to the property and adjacent property, limits the uses to parking and addresses stormwater issues related to the development of a parking lot on this property. (6-0)

The range of uses allowed by the CL zoning classification is too broad for the subject site. SP zoning should be used instead to address the historical and natural resources associated with this site.”

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